

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – VGTM UDA, Vijayawada
– Change of land use from Residential use to Central Commercial use of the site falling in
D.No.404(P) of Guntur, Guntur Municipal Corporation to an extent of 8174.94 Sq.Mtrs or
Ac.2.02 cents – Draft Variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 531

Dated: 03.12.2010

Read the following :

1. From the Vice Chairman, VGTM UDA, Divisional Office, Guntur
Rc.No.E2-1743/08, Dt.23.04.2010.
2. Government Memo No.8965/I2/2010, Municipal Administration &
Urban Development Department, Dated.06.09.2010.

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ORDER

The draft variation to the Zonal Development Plan of Guntur issued in Government Memo 2nd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.479, Part-I, Dated.09.09.2010. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada that the applicant has paid an amount of Rs.10,21,868/- (Rupees Ten Lakhs Twenty One Thousand Eight Hundred and Sixty Eight Only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, Dated. 09.12.2010.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT(UD)**

To

The Commissioner of Printing, Stationery & Stores Purchase,
Hyderabad.

The Vice Chairman, Vijayawada, Guntur, Tenali & Mangalagiri Urban
Development Authority, Vijayawada.

Copy to:

The applicant through the Vice Chairman, VGTM Urban
Development Authority, Vijayawada.

The Special Officer & Competent Authority, Urban Land
Ceiling, Guntur.

The District Collector, Guntur District.

Sf/Sc.

//FORWARDED :: BY ORDER//

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Guntur, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.479, Part-I, Dated.09.09.2010 as required by sub-section (3) of the said section.

VARIATION

The site under reference measuring to an extent of 8174.94 Sq.mts or Ac.2.02 cents is falling in D.No.404(P) of Guntur, Guntur Municipal Corporation. The boundaries of which are given in the schedule below and which was earmarked for Residential Use in the Guntur Zonal Development Plan approved vide G.O.Ms.No.688, M.A., Dated.30.12.2006 is now designated for Central Commercial Use as shown in Modification to Guntur Zonal Development Plan vide M.Z.D.P.No.04/2010/CITY/GNT which is available in the Office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional Office, Guntur, subject to the following conditions:

1. that the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. any other conditions as may be imposed by Vice Chairman, Vijayawada, Guntur, Tenali,Mangalagiri Urban Development Authority, Vijayawada.
8. That the applicant have to made provision for adequate parking to meet the vehicles inflow/outflow and ensure that the vehicle movement shall not hamper the free flow of traffic on the main road.
9. That the applicant has to surrender the required road affected portion to the Guntur Municipal Corporation on free of cost for widening of the existing old NH to 120'-0'' as per ZDP.
10. The existing 30'-0'' wide road on its North is to be proposed to a minimum width of 40'-0'' and 5'-0'' wide portion is to be insisted from the applicants land before granting building permissions in this site.
11. That the applicants shall make necessary arrangements to provide required parking facilities with proper entry and exist facilities.

SCHEDULE

NORTH: Existing 30'-0'' wide road falling in D.No.404(P)
Of Guntur, Guntur Municipal Corporation.

SOUTH: The site falling in D.No.404(P) of Guntur, Guntur
Municipal Corporation.

EAST : Owners site falling in D.No.404(P) of Guntur,
Guntur Municipal Corporation.

WEST : The site falling in D.No.409(P) of Guntur,
Guntur Municipal Corporation.

T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

SECTION OFFICER